Verified RealEstate™

REFERENCE
11/2026-2027

ISSUED
08 October 2026

PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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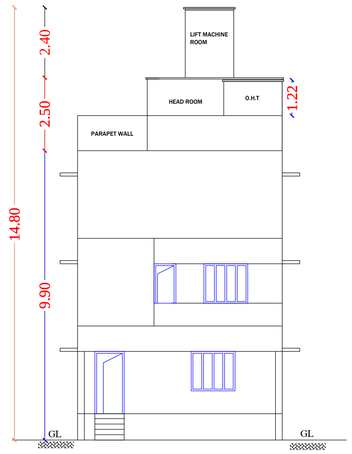
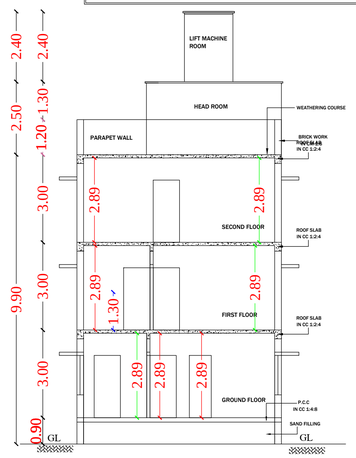
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF RESIDENTIAL BUILDING IN PLOT NO.16 (IN TYPE D), COMPRISED OLD S.NO.17/2C PT & 17/2D PT AS PER PATTA S.NO. 17/2C1B & 17/2D2 [PATTA NO.2165] AT ENCHANTE BY PACIFICA OF SIRUSERI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT. THIRUPORUR PANCHAYAT UNION LIMIT.

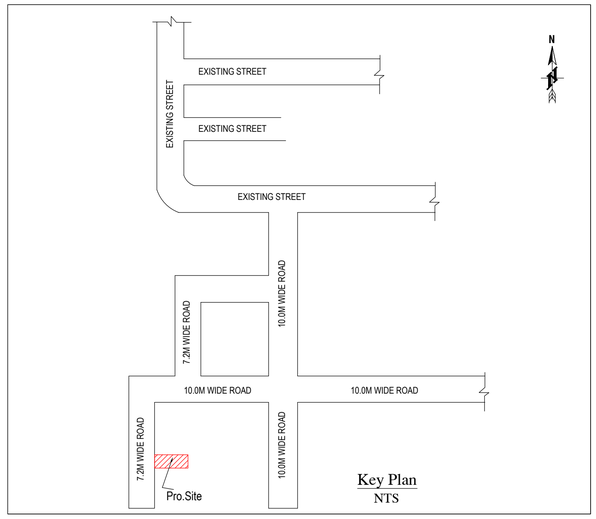
DTCP APPROVED LAYOUT IN PLANNING PERMIT NO.128/2022
VIDE MLPA NA KA.NO.3235/2021/MLPA DATED:30.09.2022



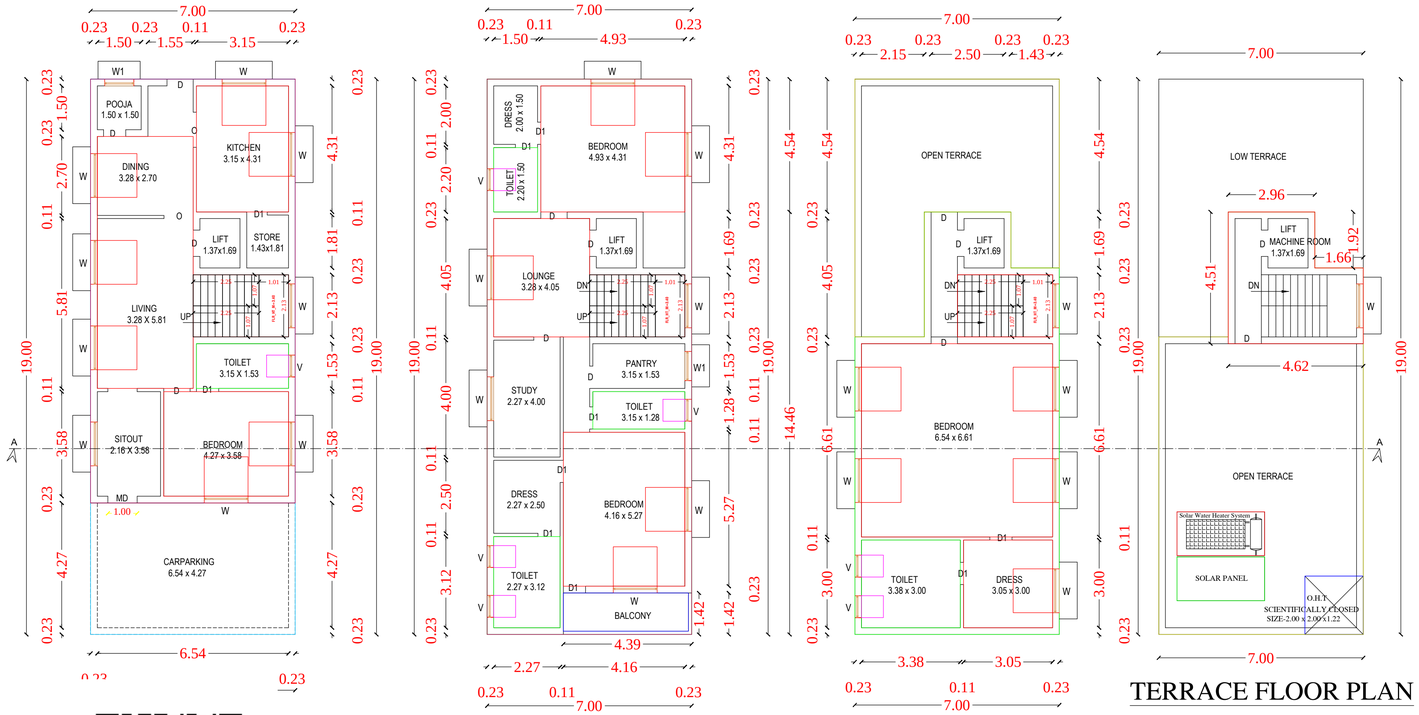
FRONT ELEVATION



SECTION-AA



Key Plan
NTS

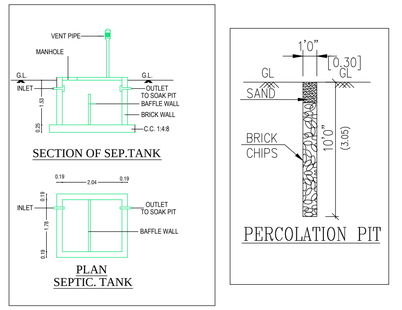


PLAN

FIRST FLOOR PLAN [PROPOSED]

SECOND FLOOR PLAN [part] [PROPOSED]

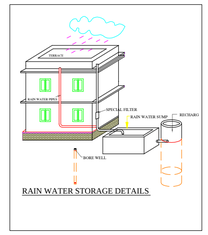
TERRACE FLOOR PLAN [PROPOSED]



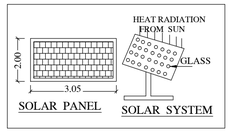
SECTION OF SEP.TANK

PLAN SEPTIC. TANK

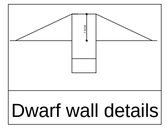
PERCOLATION PIT



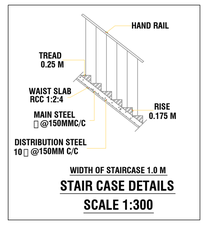
RAIN WATER STORAGE DETAILS



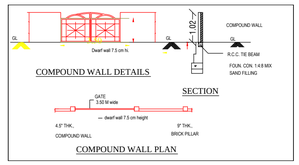
SOLAR PANEL SOLAR SYSTEM



Dwarf wall details

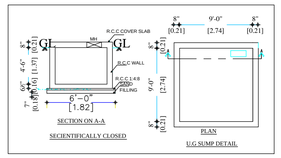


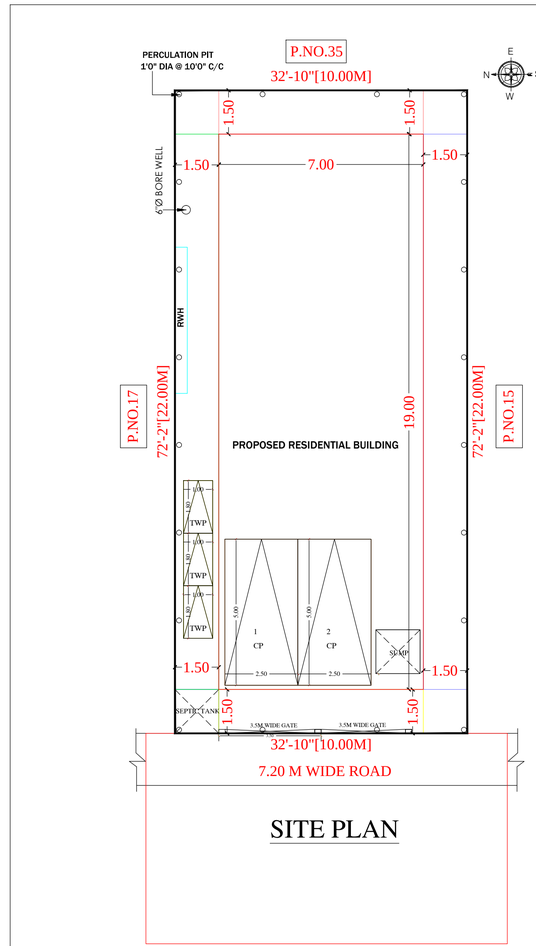
WIDTH OF STAIRCASE 1.0 M
STAIR CASE DETAILS
SCALE 1:300



COMPOUND WALL DETAILS SECTION

COMPOUND WALL PLAN





SITE PLAN

SPECIFICATIONS:

* R.C.C FOUNDATION IN C.M 1:5 OVER 6" THICK P.C.C 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN CM 1:5 OVER 6" THICK R.C.C TIE BEAM 1:2:4.
* TILES FLOORING OVER 4" THICK P.C.C 1:5:10 6" THICK SAND FILLING.
* 9' THICK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAP 1:2:4 MIX 41/2" THICK.

JOINERIES:

GRILL GATE	GG	3'6" x 7'0" (1.07 x 2.13)
MAIN DOOR	MD	3'3" x 7'0" (1.00 x 2.13)
DOOR	D	3'0" x 7'0" (0.91 x 2.13)
DOOR	D1	2'6" x 7'0" (0.76 x 2.13)
WINDOW	W	5'0" x 4'0" (1.52 x 1.22)
WINDOW	W1	4'0" x 4'0" (1.22 x 1.22)
VENTILATOR	V	2'6" x 2'6" (0.76 x 0.76)

AREA DETAILS:

			SQ.FT	SQ.M
PLOT AREA	(AS PER DOCUMENT)	:	2367.00	220.00
PLOT AREA	(AS PER PATTA)	:	2367.00	220.00
FSI AREA				
PRO. GROUND FLOOR	(FSI AREA)	:	1431.65	133.00
PRO. FIRST FLOOR	(FSI AREA)	:	1431.65	133.00
PRO. SECOND FLOOR PART	(FSI AREA)	:	945.65	87.85
TOTAL AREA	(FSI AREA)	:	3808.95	353.85
F.S.I		:	1.60	
PLOT COVERAGE		:	60.45%	
NON FSI				
PRO. HEADROOM	(NON-FSI AREA)	:	189.99	17.65
TOTAL BUILT UP AREA	(FSI & NON FSI)	:	3998.94	371.50

COLOUR INDEX:

- PROPOSED BUILDING
- EXISTING ROAD
- SITE BOUNDARY LINE
- DEMOLISHED BUILDING

SCALE : (1: 100)

R. Deepak
N. Murthy

APPLICANT'S SIGNATURE:

P. Bala

P.BALAMURUGAN B.Tech.,
REGISTERED ENGINEER
REG: 0616 2020
GREATER CHENNAI CORPORATION
No.40 , Pillaiyar Koil Street
Manancherri , Kundrathur , Chennai-69

REGISTERED ENGINEER:

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.